

# 立法會

## *Legislative Council*

LC Paper No. CB(1)518/2022  
(These minutes have been seen  
by the Administration)

Ref : CB1/PL/HG

### **Panel on Housing**

**Minutes of meeting**  
**held on Monday, 6 June 2022, at 2:30 pm**  
**in Conference Room 1 of the Legislative Council Complex**

- Members present** : Hon Alice MAK Mei-kuen, BBS, JP (Chairman)  
Hon LEUNG Man-kwong, MH (Deputy Chairman)  
Hon Starry LEE Wai-king, SBS, JP  
Hon Michael TIEN Puk-sun, BBS, JP  
Ir Dr Hon LO Wai-kwok, GBS, MH, JP  
Hon LAU Kwok-fan, MH, JP  
Hon Vincent CHENG Wing-shun, MH, JP  
Hon Tony TSE Wai-chuen, BBS, JP  
Hon Doreen KONG Yuk-foon  
Hon Dominic LEE Tsz-king  
Ir Hon LEE Chun-keung  
Hon Stanley NG Chau-pei, SBS  
Dr Hon David LAM Tzit-yuen  
Hon LAM So-wai  
Dr Hon Wendy HONG Wen  
Hon Kenneth LEUNG Yuk-wai, JP  
Hon CHAN Hok-fung, MH, JP  
Hon Benson LUK Hon-man  
Dr Hon Stephen WONG Yuen-shan  
Hon Louis LOONG Hon-biu
- Members attending** : Hon Holden CHOW Ho-ding  
Hon Andrew LAM Siu-lo, SBS, JP  
Ir Hon CHAN Siu-hung, JP

**Public Officers  
attending**

: Agenda item III

Mr Stephen LEUNG  
Deputy Director of Housing  
(Development & Construction)  
Housing Department

Ms Vera CHOI  
Assistant Director (Projects)<sup>3</sup>  
Housing Department

Mr Daniel LEUNG  
Assistant Director (Development & Procurement)  
Housing Department

Mr Rayson WONG  
Chief Structural Engineer (Development & Construction)  
Housing Department

Ms Peggy WAN  
Chief Quantity Surveyor 2 (Acting)  
Housing Department

Agenda item IV

Dr Raymond SO, BBS, JP  
Under Secretary for Transport and Housing

Mr CHAN Nap-ming, BBS  
Project Director (1)  
Task Force on Transitional Housing  
Transport and Housing Bureau

Mr Stephen WONG  
Project Director (2)  
Task Force on Transitional Housing  
Transport and Housing Bureau

Ms Memory HUI  
Senior Project Manager (2)A  
Task Force on Transitional Housing  
Transport and Housing Bureau

**Clerk in attendance** : Mr Derek LO  
Chief Council Secretary (1)5

**Staff in attendance** : Ms Ada LAU  
Senior Council Secretary (1)5

Ms Clara LO  
Legislative Assistant (1)5

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Action

(Index of proceedings of the meeting is attached at the **Appendix.**)

**I. Information paper(s) issued since last meeting**

Members noted that the following papers had been issued since last meeting –

LC Paper No. CB(1)252/2022(01) — Land Registry Statistics for April 2022 provided by the Administration (press release)

LC Paper No. CB(1)312/2022(01) — Letter dated 26 May 2022 from Dr Hon Stephen WONG Yuen-shan requesting the Administration to provide written information on the progress of public housing projects (Chinese version only)

**II. Items for discussion at the next meeting**

(LC Paper No. CB(1)319/2022(01) — List of outstanding items for discussion

LC Paper No. CB(1)319/2022(02) — List of follow up actions)

2. Members agreed to discuss the following items at the next regular meeting scheduled for Monday, 4 July 2022, at 2:30 pm –

- (a) 2022 Rent Review of Public Rental Housing (“PRH”); and
- (b) Use of non-domestic premises of the Hong Kong Housing Authority (“HA”).

*(Post-meeting note: The notice of meeting and agenda were issued to members vide LC Paper No. CB(1)351/2022 on 7 June 2022. On the instruction of the Deputy Chairman, the next regular meeting was rescheduled to a later date to be fixed. At the rescheduled meeting, item (a) would be deferred and replaced by the item of “the Hong Kong Housing Authority’s measures in facilitating tenants with special needs”. Members were informed of the above arrangements vide LC Paper Nos. CB(1)400/2022 and CB(1)388/2022 respectively.)*

### **III. Hong Kong Housing Authority’s Modular Integrated Construction projects, Design and Build procurement and other measures to expedite public housing construction**

(LC Paper No. CB(1)319/2022(03) — Administration’s paper on Hong Kong Housing Authority’s Modular Integrated Construction projects, Design and Build procurement and other measures to expedite public housing construction

LC Paper No. CB(1)319/2022(04) — Paper on Hong Kong Housing Authority’s Modular Integrated Construction projects and Design and Build procurement model to expedite public housing construction prepared by the Legislative Council Secretariat (Background brief)

3. At the invitation of the Chairman, the Administration briefed members on HA's Modular Integrated Construction ("MiC") projects, Design and Build ("D&B") procurement and other measures to expedite public housing construction with the aid of PowerPoint presentation.

*(Post-meeting note: Presentation materials (LC Paper No. CB(1)345/2022(01)) for the item were issued to members on 6 June 2022 in electronic form.)*

Effectiveness of Modular Integrated Construction in expediting public housing construction

4. Given the 90% precast rate in certain public housing projects, members enquired about the effectiveness of MiC in further shortening the construction period. Members enquired about the feasibility for HA/the Housing Department ("HD") to take over the site formation works from the Civil Engineering and Development Department ("CEDD") so as to compress the implementation timetable for public housing development projects, and whether the time required for completion of rectification works was included in the Administration's projected completion time for MiC projects.

5. The Administration advised that adopting MiC might shorten the delivery time of public housing projects by about two months with the time required for completion of rectification works being included. CEDD was an expert in site formation works while HD focused at foundation and superstructure construction. Therefore, in general, site formation works by CEDD would be more efficient than that by HD. For large scale site formation works, CEDD would complete the site formation works in phases and subsequently hand over the formed sites to HA for foundation and superstructure construction so as to shorten the overall construction time. In general, during the design for the site formation works, HD would provide preliminary development parameters and layout to CEDD such that the site formation works would suit the housing developments. To expedite land development and public housing construction, the Development Bureau ("DEVB") had been drawing up proposals to streamline the development process, and targeted to submit legislative amendments for these proposals in the latter half of 2022.

Application of Modular Integrated Construction in public housing projects

6. Members asked about which public housing projects (other than the three mentioned in the Administration's paper) the Administration had identified to be suitable for MiC application; the implementation

arrangements for other projects not adopting MiC; and the Administration's road map to enhanced application of MiC in its public housing projects.

7. The Administration advised that public housing projects in new development areas with less site constraints, such as Tung Chung and Northern Metropolis, would be conducive to application of MiC. The prerequisites for applying MiC included good road transportation network, simple site terrain, availability of temporary storage space and an adequate and stable upstream supply chain of the volumetric precast components. Also, the precast components would be subject to stringent quality control and the production lines of them must meet the requirement laid down by the Administration. The Administration preliminarily estimated that MiC would be adopted in the construction of about 20 000 units, including the public housing project at Fanling Area 48. The public housing projects at Kwu Tung North Area 19 and Tuen Mun Area 54 would be implemented by D&B procurement method and tenderers adopting MiC might earn extra marks and increase their chance of getting the contract.

8. Members enquired about the operational arrangement of applying MiC in public housing construction and the extent to which MiC could be applied in the construction of domestic blocks which accommodated welfare facilities for elderly in public housing projects. Members also enquired about whether adoption of MiC would be expressly required in D&B contracts in future, and if so, the monitoring mechanism of the quality of the MiC modules.

9. The Administration advised that HA had been using standard modular flat design of four different sizes in public housing developments, and all standard modular flats design could be modified to adopt MiC. The Administration advised that while MiC had been applied more widely in the construction of standalone multi-welfare services complexes, it would need to study further the feasibility of applying MiC in the construction of welfare facilities located at the podiums of domestic blocks in public housing projects. Capital works projects were required to consider to adopt MiC and projects with project estimates exceeding \$30 million should use Building Information Modelling. The Administration advised that tenderers of D&B contracts were encouraged to adopt MiC to earn extra marks and thus increase their chance of getting the contract.

10. Individual members enquired about the application of Design for Manufacturing and Assembly ("DfMA") in in-flat decoration of public housing units with a view to expediting the delivery of housing units. The Administration replied that both the precasting technology and MiC were DfMA, and the Administration had been exploring to extend the adoption of

DfMA for mechanical, electrical and plumbing works in public housing projects.

Construction cost of public housing projects adopting Modular Integrated Construction

11. Members enquired about the construction cost of public housing projects in which MiC was adopted, and how it was compared with that of conventional construction methods. They also asked about the number of suppliers or factories engaging in the production of MiC modules.

12. The Administration remarked that there were few suppliers of concrete MiC modules at present. Therefore, in the beginning, the construction cost of public housing projects adopting MiC might be higher. When MiC was adopted more widely in construction and there were more suppliers of concrete MiC modules in the market, it was believed that the cost would decrease gradually.

Employment of construction workers

13. Members expressed concern about the impact of wide adoption of MiC in construction on the employment of construction workers and enquired about the prospect of local production of integrated modules/volumetric precast components.

14. The Administration explained that adoption of MiC was a relief measure to address the impact of tight supply of construction labour. The skills required from the construction labour for MiC were different from those required by conventional construction methods and the Construction Industry Council had been working with DEVB in rolling out measures to address the training needs of workers. With the rising popularity of MiC, market demand for production of MiC modules would be getting increasingly high. The Administration noted that some industry stakeholders and investors were actively considering setting up local factories for the production of MiC modules. The Administration was open in supporting the industry, and would continue to communicate with the industry and foster sustainable development of the local construction industry.

Repair and maintenance of projects adopting Modular Integrated Construction

15. Members expressed concern about the issues of repair and maintenance that might arise from adoption of MiC, and enquired about the established standards, if any, from which the Administration would draw

reference in monitoring the quality of materials adopted in MiC and the standard of installation of integrated modules.

16. The Administration replied that high-rise domestic blocks constructed with MiC method might involve higher complexity of structural connections and subsequent waterproofing works. Therefore, HA had selected suitable projects as pilot cases to test out MiC and explore means to enhance the design of MiC projects to overcome such challenges. HA/HD provided repair and maintenance services to its PRH tenants according to the established mechanism, regardless of the construction method adopted during the project implementation.

17. As regards quality assurance for MiC, the Buildings Department had issued Practice Notes for Authorised Persons and Registered Structural Engineers (“PNAP”) to govern the quality of concrete precast components and standard of their installation. These PNAPs drew reference from established international standards regulating the quality of concrete products used in construction. The Administration further advised that HA/HD had procured some 20 kinds of precast components. HA/HD had been deploying dedicated personnel to the manufacturing plants of precast components/integrated modules in the Mainland to inspect the production process and test the quality of their products. Only products that had passed the tests would be delivered to the sites for installation.

#### Incentives for contractors to adopt Modular Integrated Construction

18. Members enquired about Administration’s efforts in promoting the wider adoption of MiC, in particular, the sufficiency of such measures as increasing the concession of floor area and providing corresponding site coverage concession, and the feedback from stakeholders from the construction industry on MiC application.

19. The Administration replied that as long as the site conditions and transportation networks were conducive to the adoption of MiC, HA would require the tenderers to adopt MiC. That said, as it would take some time for the upstream supply of materials to become stable, the industry stakeholders considered that HA should proceed with MiC at a suitable pace by having the first batch of some 20 000 MiC flats as a start to drive the market forward. As regards the latest round of concessionary measures mentioned above, DEVB had also made reference to HA’s MiC design in formulating the new measures which should be sufficient to cover the extra floor area required.



### Effectiveness of Design and Build procurement method

20. Members raised concern that it might not be efficient for a contractor to conduct the traffic impact assessment (“TIA”) and other studies required in the project implementation under the D&B procurement method and the overall progress of the project might be slowed down.

21. The Administration clarified that under the D&B procurement method, the Administration would still be responsible for completing the pre-construction advance works including ground investigations, conduct of necessary studies such as TIA. HA would provide the basic layout and overall development requirements in the tender documents as a framework. The contractor awarded the contract would be responsible for developing the design, obtaining statutory approval from relevant authorities and the subsequent construction works. The D&B contract would be tendered out and awarded earlier, so that the D&B contractor could develop the design at early stage before construction works commenced. As the foundation and superstructure construction works would be carried out under a single contract, the contractors could make good use of their advantages in mobilisation and coordination efforts during the construction process, and would be allowed greater flexibility in the procurement of materials, construction methods and construction workflow. For large construction site, the D&B contractor might even carry out the superstructure construction in parallel with the foundation works. In terms of building design, HA had been applying modular flat design of four different sizes in public housing development. It would enhance the efficiency in construction. The Administration considered that, compared with the conventional “design-tender-build” procurement method, D&B procurement method could shorten the construction period by about four months.

### Monitoring mechanism of Design and Build procurement method

#### *Project implementation by contractors*

22. Members enquired about the monitoring mechanism to be adopted by HA/HD in D&B contracts; in particular, the control on design by the contractor. They opined that the detailed design by contractors should meet community’s needs and locals should be engaged in the process when necessary.

23. The Administration remarked that HA selected contractors with care and would attach significance to tenderers' experience in executing D&B contracts. The basic project layout and overall development requirements in tender invitation documents served as a framework for assessment, and any proposed designs failing to comply with them would not be considered.

*Participation of small- and medium-sized contractors*

24. Members expressed concern that small- and medium-sized contractors might be crowded out under the D&B procurement method because the procurement model would incur substantial resources and higher tendering costs to tenderers. They enquired about the Administration's measures in ensuring equal chance of participation by small- and medium-sized contractors.

25. The Administration advised that to reduce the contract management risks associated with D&B procurement method, it would exercise care in the selection of tenderers to ensure that only suitable contractors and professional services providers capable of design and execution of the foundation and superstructure construction works could secure the contracts. In this connection, the experience and capacity of the contractors/sub-contractors/professional services providers proposed by the tenderers would be considered during the tender assessment. In drawing up the procurement framework for D&B contracts, the Administration had particularly consulted the Independent Commission Against Corruption and incorporated its advice on tendering and selection of contractors, with a view to ensuring that no contractors of a particular scale would be inappropriately favoured by the new procurement method. Given that not all public housing projects would be implemented by the D&B procurement method, small and medium-sized contractors could still participate in tendering for other public housing projects by the conventional "design-tender-build" procurement method.

Construction timetable of public housing projects

26. Individual members enquired about the reasons for the lengthening of completion time for foundation and building works of public housing to about 48 to 60 months, compared with pre-2000 timeframe of 37 months; and the current timeframe for completing the respective procedures of foundation works and building works, including mobilization time and sub-structure up to ground level; superstructure; roof, machine room and water tanks, etc.; and finishes and fitting out.

27. The Administration advised that the estimated construction timeframe of 37 months was based on the assumptions of a standard public housing block of 40 domestic storeys built directly on the ground without podium, and on a straightforward site with simple piled foundation. Following the revision to the Hong Kong Planning Standards and Guidelines about provision of more car parking spaces and the requirement to allocate 5% of the total domestic gross floor area for welfare purposes, the construction time would inevitably be prolonged due to the need to construct basements or podiums to accommodate the carparks and welfare facilities before domestic blocks could be built atop. In addition, more time would be required if complicated ground conditions were involved. The Administration highlighted that while it generally took about four to five years to complete the construction works of a public housing project, the actual timeframe would depend on the development parameters and particulars of individual sites. The Administration agreed to provide the information required by members mentioned above in writing.

*(Post-meeting note: The Administration's response was issued to members vide LC Paper No. CB(1)499/2022(01) on 21 July 2022.)*

#### Design and Build procurement method and Private Sector Participation Scheme

28. Individual members enquired about the distinction between D&B procurement method and the Private Sector Participation Scheme ("PSPS"). The Administration explained that under the PSPS, private developers were invited to tender for housing sites on which they were required to build flats conforming to certain specifications stipulated by the Government. Like other Government land sales, the land title of a PSPS site was vested in the developer. Under the Conditions of Sale for PSPS projects, HA was named to nominate eligible purchasers to purchase the flats from the developer concerned.

**IV. Annual Report on Approved Applications and Implementation Progress of Projects under the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations**

(LC Paper No. CB(1)319/2022(05) — Administration’s paper on Annual Work Report on the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations and implementation progress

LC Paper No. CB(1)319/2022(06) — Paper on Funding Scheme to Support Transitional Housing Projects by Non-government Organisations prepared by the Legislative Council Secretariat (Background brief)

29. At the invitation of the Chairman, the Administration briefed members on the Annual Work Report on the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (“the Funding Scheme”) and implementation progress.

Declaration by members

30. Mr Stanley NG declared that he was the Chairman of Lok Kwan Social Services, which was the operating organization of a transitional housing (“TH”) project under the Funding Scheme.

Measures to expedite the delivery of transitional housing projects

31. Members noted that about three-quarters of the TH supply target of 20 000 units were yet to be delivered and enquired about the reasons for delay in completion, measures to expedite the delivery, and the mechanism for monitoring the implementation progress of TH projects. Some members commented that due to the long lead time (two years for procedural clearance and one year for construction) of TH units, tenants had to move out in a couple of years’ time after population intake. Some tenants were

aggrieved as a result because they had yet to be allocated PRH units when moving out.

32. The Administration was requested to provide information on the respective dates of population intake and project closing for each of the TH projects listed out at Annex 3 to the Administration's paper.

*(Post-meeting note: The Administration's response was issued to members vide LC Paper No. CB(1)499/2022(01) on 21 July 2022.)*

33. Members noted the successful implementation of the two TH projects at Kong Ha Wai and Tung Tau in Yuen Long they visited on the morning of 6 June 2022, and urged the Administration to apply the relevant experience in them in its implementation of other TH projects. They enquired about the repair and maintenance issues of TH projects, in which MiC were widely applied.

34. The Administration agreed that during the start-up stage of the Funding Scheme, the Administration had spent a considerable amount of time in evaluating and approving some TH projects. After gaining experience from facilitating the implementation of TH projects launched by non-governmental organisations ("NGOs"), the Administration was able to take forward some planning, procedural clearance and pre-construction advance works in parallel and as a result, shorten the lead time for the subsequent TH projects. The TH project at the junction of Sung Wong Toi Road and To Kwa Wan Road, which took only about six months to deliver, was a case in point. When implementing upcoming TH projects, the relevant authorities would draw reference from the experience of applying MiC in the delivered TH projects.

### Increasing the supply of transitional housing units

#### *Supply in urban areas*

35. Members enquired whether more TH units could be provided in urban areas and whether there was room for providing more TH units than the Administration had promised. They commented that the remoteness and the weak transport network of some TH projects in rural areas had discouraged sub-divided unit ("SDU") tenants in urban areas. They noted that as a measure of the TH initiative, the Administration aimed at optimizing the readily available housing resources in the private sector by encouraging flat owners and property developers to open up their unoccupied units for TH purpose. They enquired about the progress and challenges encountered in this aspect. Some members suggested that the Government use premises such as vacant school sites for launching TH projects.

36. The Administration remarked that it would explore means to provide more TH units on those land plots now identified for providing about 21 600 TH units. Given the territory-wide distribution of SDUs in Hong Kong, the Administration considered it essential to provide TH units in urban as well as rural areas. There were TH projects in all districts except for Lantau Island and outlying islands. It was more feasible to implement TH projects at a larger scale in the New Territories where there were more vacant sites. The Task Force on TH had been liaising with DEVB to identify idle Government sites in urban areas that were suitable for provision of TH units. The Administration agreed that provision of TH units at vacant government school sites was viable and, depending on individual cases, it might require a shorter lead time. Noting the concerns about the remoteness and the transport networks of some TH projects, the Administration had been collaborating with various bureaux/departments and organizations to enhance the transport and community facilities in the service areas of TH projects.

37. The Administration agreed that TH units partly came from the private sector. Owners/developers with vacant flats might approach the Task Force on TH for a one-stop service to participate in the scheme, under which the responsible NGOs would conduct simple repair works and decorations in the units before inviting submission of applications by potential tenants.

#### *Conversion of community isolation facilities into transitional housing*

38. Members opined that when the epidemic eased, some community isolation facilities (“CIFs”) could be converted into TH units. They suggested that the Administration start preparatory work such as assessing the service capacity of the infrastructures and transport facilities in the vicinity of the CIFs and drawing up the design of conversion works for the potentially suitable CIFs, so that the conversion could be swiftly commenced in future.

39. The Administration noted members’ suggestion and remarked that when the epidemic had eased, the Task Force on TH would assist relevant bureaux and departments to explore the feasibility of converting potentially suitable CIFs to TH, having regard to factors such as usable period of the sites, hardware installations and education and transport facilities, etc.

#### *Wholesale conversion of industrial buildings into transitional housing*

40. Members enquired about the progress of the Administration’s initiative to convert industrial buildings (“IBs”) into TH units.

41. The Administration remarked that since the announcement of the initiative, the Administration had received and approved one application; however, the conversion plan fell through because the IB owner and the project proponent, which was an NGO, could not reach a consensus on how the plan should proceed. At present, the Administration had been liaising with some NGOs which aspired to launch TH projects at other IBs.

#### Rent level of transitional housing

42. Some members expressed concern that the per square feet (“sq. ft.”) rent charged by some TH projects (about \$37/sq. ft.) was close to that of SDUs.

43. The Administration advised that the rent level of TH projects was subject to principles laid down by the Administration. In general, the rent level should not exceed 25% of the household income of the families concerned, or the amount of rental allowance provided by the Comprehensive Social Security Allowance.

#### Optimizing land use

44. Individual members held the view that the development density of some TH projects in urban areas, including the projects at the junction of Chatham Road North and Hok Yuen Street in Kowloon (“Hok Yuen Street project”) and the junction of Yau Ma Hom Road and Cheong Wing Road in Kwai Chung, had been low given the size of the sites (2 000 square metres and 4 800 square metres respectively). Members sought explanation for not developing the subject land sites to their full potential to provide more TH units.

45. The Administration explained that as a short-term relief measure for inadequately housed households and PRH applicants on the waiting list for three years or more, TH projects might be implemented on land lots which had been designated for other use but were temporarily left idle pending long-term development. In this connection, it might not be suitable for the Administration to carry out time-consuming and large-scale pre-construction advance works, which would delay the delivery of TH units. The site of the Hok Yuen Street project was a case in point. That site was previously used as a training centre for the Highways Department and the premises there could be turned into TH units with simple conversion works.

### Provision of community facilities and social services in transitional housing projects

46. Members enquired about the details of social services provided by NGOs operating TH projects, supporting measures taken by the Administration to enhance the NGOs' effectiveness in operating the projects, as well as complaint handling mechanism relating to the operation of TH projects. Members suggested that the Administration improve the transport networks and provide more retail facilities, including wet markets, for tenants of TH projects in remote areas.

47. The Administration remarked that when launching TH projects, the NGOs also provided services according to their missions. With services such as daytime child care and employment support services, TH projects would benefit the local community by enhancing its social capital. The relevant bureaux/departments and operating organizations of TH projects would organize webinars or workshops for experience sharing. The Administration advised that for large-scale TH projects, such as Pok Oi Kong Ha Wai Village (Phase I), necessary transport network improvement measures would be taken and space for provision of retail facilities would be made available to meet the daily shopping and commuting needs of the tenants.

### Dissemination of information to the public

48. Members suggested that for the land sites currently used for TH projects, the Administration should provide more detailed information on the designated land use, the implementation timetable of the development plan as well as the projected end date of the respective TH projects, so that local community could be kept abreast of the anticipated delivery date of the planned facilities. The Administration noted the suggestion and remarked that it would beef up the information provided on the official website of TH. It advised that when implementing TH projects on land sites with designated land use, the Administration would approach and explain to the local community about the TH projects, including the serviceable period of such.

### Disposal of materials upon project closure

49. Some members enquired about the disposal of the materials used to build TH units when a project closed. Given that TH units built with MiC method cost about \$0.4 million each, individual members enquired about the length of serviceable period of the modules and whether these modules/units could be reused to benefit society after the supply of public housing became abundant.



50. The Administration remarked that the serviceable period of the modules ranged from eight to 10 years in general and they might last longer with proper repair and maintenance. The modules were recyclable and reusable, so they could be relocated to other TH sites for use in similar projects.

Provision of transitional housing to sandwich class

51. Individual members enquired whether the Administration would consider allocating some TH units to the sandwich class who were ineligible for application of PRH but could not afford buying private housing units.

52. The Administration replied that TH projects aimed at alleviating the hardship of inadequately housed households who had been on the PRH waiting list for three years or more. Given the limited resources of TH projects, and the impact of undesirable living conditions on the growth and development of children and youths in grass-roots families, the Administration considered that the sandwich class was not a priority category of tenants to be accommodated in TH units at this stage.

**V. Any other business**

53. There being no other business, the meeting ended at 4:23 pm.

Council Business Division 1 and Public Complaints Office  
Legislative Council Secretariat  
2 August 2022

**Proceedings of the meeting of the Panel on Housing  
on Monday, 6 June 2022, at 2:30 pm  
in Conference Room 1 of the Legislative Council Complex**

<b>Time Marker</b>	<b>Speaker</b>	<b>Subject</b>	<b>Action Required</b>
<i>Agenda Item I – Information paper(s) issued since last meeting</i>			
<i>Agenda Item II – Items for discussion at the next meeting</i>			
<a href="#">000348</a> – <a href="#">000441</a>	Chairman	Items for discussion at the next meeting	
<i>Agenda Item III – Hong Kong Housing Authority’s Modular Integrated Construction projects, Design and Build procurement and other measures to expedite public housing construction</i>			
<a href="#">000442</a> – <a href="#">001451</a>	Chairman Administration	Briefing by the Administration [LC Paper No. CB(1)345/2022(01)]	
<a href="#">001452</a> – <a href="#">001936</a>	Chairman Mr CHAN Hok-fung Administration	Effectiveness of Modular Integrated Construction in expediting public housing construction	
<a href="#">001937</a> – <a href="#">002500</a>	Chairman Ir Dr LO Wai-kwok Administration	Application of Modular Integrated Construction method in public housing projects  Effectiveness of Design and Build procurement method	
<a href="#">002501</a> – <a href="#">002850</a>	Chairman Dr Stephen WONG Administration	Application of Modular Integrated Construction method in public housing projects	
<a href="#">002851</a> – <a href="#">003257</a>	Chairman Mr Andrew LAM Administration	Effectiveness of Modular Integrated Construction in expediting public housing construction  Application of Modular Integrated Construction method in public housing projects	
<a href="#">003258</a> – <a href="#">003822</a>	Chairman Mr Stanley NG Administration	Application of Modular Integrated Construction method in public housing projects  Construction cost of public housing projects adopting Modular Integrated Construction method  Employment of construction workers	
<a href="#">003823</a> – <a href="#">004323</a>	Chairman Ms Doreen KONG Administration	Construction cost of public housing projects adopting Modular Integrated Construction method	

<b>Time Marker</b>	<b>Speaker</b>	<b>Subject</b>	<b>Action Required</b>
		Repair and maintenance of projects adopting Modular Integrated Construction method  Monitoring mechanism of Design and Build procurement method	
<a href="#">004324</a> – <a href="#">004356</a>	Chairman	Speaking arrangement for members to express views on this item	
<a href="#">004357</a> – <a href="#">004737</a>	Chairman Ms LAM So-wai Administration	Incentives for contractors to adopt Modular Integrated Construction method	
<a href="#">004738</a> – <a href="#">005149</a>	Chairman Mr LEUNG Man- kwong Administration	Monitoring mechanism of Design and Build procurement method	
<a href="#">005150</a> – <a href="#">005201</a>	Chairman	Speaking arrangement for members to express views on this item	
<a href="#">005202</a> – <a href="#">005620</a>	Chairman Mr LAU Kwok-fan Administration	Construction timetable of public housing projects  Design and Build procurement method and Private Sector Participation Scheme	The Administration to take action as per paragraph 26 of the minutes
<a href="#">005621</a> – <a href="#">010056</a>	Chairman Ir LEE Chun-keung Administration	Repair and maintenance of projects adopting Modular Integrated Construction method  Monitoring mechanism of Design and Build procurement method	
<a href="#">010057</a> – <a href="#">010235</a>	Chairman Mr Louis LOONG Administration	Incentives for contractors to adopt Modular Integrated Construction method	
<a href="#">010236</a> – <a href="#">010243</a>	Chairman Administration	Conclusion	
<b><i>Agenda Item IV – Annual Report on Approved Applications and Implementation Progress of Projects under the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations</i></b>			
<a href="#">010244</a> – <a href="#">010754</a>	Chairman Administration	Briefing by the Administration [LC Paper No. CB(1)319/2022(05)]	

<b>Time Marker</b>	<b>Speaker</b>	<b>Subject</b>	<b>Action Required</b>
<a href="#">010755</a> – <a href="#">010807</a>	Chairman	Speaking arrangement for members to express views on this item	
<a href="#">010808</a> – <a href="#">011214</a>	Chairman Mr Vincent CHENG Administration	Measures to expedite the delivery of transitional housing projects  Increasing the supply of transitional housing units	
<a href="#">011215</a> – <a href="#">011619</a>	Chairman Mr LAU Kwok-fan Administration	Increasing the supply of transitional housing units	
<a href="#">011620</a> – <a href="#">012023</a>	Chairman Ir Dr LO Wai-kwok Administration	Measures to expedite the delivery of transitional housing projects  Disposal of materials upon project closure	The Administration to take action as per paragraph 32 of the minutes
<a href="#">012024</a> – <a href="#">012430</a>	Chairman Mr Stanley NG Administration	Increasing the supply of transitional housing units  Rent level of transitional housing	
<a href="#">012431</a> – <a href="#">012834</a>	Chairman Mr Kenneth LEUNG Administration	Increasing the supply of transitional housing units  Provision of community facilities and social services in transitional housing projects	
<a href="#">012835</a> – <a href="#">013231</a>	Chairman Dr Stephen WONG Administration	Optimizing land use	
<a href="#">013232</a> – <a href="#">013506</a>	Chairman Mr Holden CHOW Administration	Increasing the supply of transitional housing units	
<a href="#">013507</a> – <a href="#">013917</a>	Chairman Ms LAM So-wai Administration	Measures to expedite the delivery of transitional housing projects  Provision of community facilities and social services in transitional housing projects	
<a href="#">013918</a> – <a href="#">014321</a>	Chairman Mr LEUNG Man- kwong Administration	Increasing the supply of transitional housing units  Dissemination of information to the public	

<b>Time Marker</b>	<b>Speaker</b>	<b>Subject</b>	<b>Action Required</b>
<a href="#">014322</a> – <a href="#">014727</a>	Chairman Dr Wendy HONG Administration	Measures to expedite the delivery of transitional housing projects  Provision of transitional housing to sandwich class	
<a href="#">014728</a> – <a href="#">015156</a>	Chairman Ms Doreen KONG Administration	Provision of community facilities and social services in transitional housing projects  Dissemination of information to the public  Disposal of materials upon project closure	
<a href="#">015157</a> – <a href="#">015703</a>	Chairman Administration	Increasing the supply of transitional housing units	
<b><i>Agenda Item V – Any other business</i></b>			
<a href="#">015704</a> – <a href="#">015718</a>	Chairman	Meeting closed	

Council Business Division 1 and Public Complaints Office  
Legislative Council Secretariat  
 2 August 2022